



**LEGEND:**

- NO PHYSICAL BOUNDS
- EXISTING ZONING BOUNDARY
- EXISTING ZONE DESIGNATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- EXISTING FENCE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING WATER SHUT OFF
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING RAILROAD TRACK
- EXISTING STRUCTURES
- BUILDING SETBACK LINE
- PROPOSED OUTDOOR STORAGE AREA

**OWNER(S):**

TAX ID: 9-1-45.1  
45 ARGONIO DRIVE, LLC  
360 WALSH RD  
NEW WINDSOR, NY 12553

TAX ID: 9-1-45.2  
30 ARGONIO DRIVE, LLC  
360 WALSH RD  
NEW WINDSOR, NY 12553

**APPLICANT:**

RAY'S TRANSPORTATION, INC  
360 WALSH RD  
NEW WINDSOR, NEW YORK 12553

**ZONING INFORMATION:**

TAX MAP DATA: TOWN OF NEW WINDSOR  
SECTION 9, BLOCK 1, LOTS 45.1 & 45.2

USE: LUMBER AND BUILDING MATERIAL AND EQUIPMENT  
SALES AND STORAGE.

ZONE: PI = PLANNED INDUSTRIAL (WORK ONLY IN PI)  
R-4 = SUBURBAN RESIDENTIAL

- NOTES:**
- TOPOGRAPHY SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY COMPLETED JUNE 7, 2001, BY C.E.L.S. DATUM ASSUMED, 1 FOOT CONTOUR INTERVAL.
  - EXISTING SITE SURFACE IS PRIMARILY GRAVEL. LIMITED AREAS OF ASPHALT PAVEMENT ALSO EXIST. HOWEVER, AS THERE IS NO PUBLIC ACCESS TO STRUCTURES SHOWN ON LOT 45.2, THERE ARE NO PAVED ACCESS WAYS TO OR BETWEEN BUILDINGS BEYOND THAT SHOWN.
  - ALL EXISTING STRUCTURES TO BE REUSED WITH NO EXPANSION AT THIS TIME.

**FOR USE BY TOWN OF NEW WINDSOR PLANNING BOARD:**

drawn NEL checked CV  
date 09/08/08 scale 1"=50'  
project no. 80811.01  
sheet no. SP1  
1 OF 1

BULK TABLE: PI ZONING DISTRICT: PLANNED INDUSTRIAL			
PI ZONE: USE: WHOLESALE LUMBER AND BUILDING MATERIAL YARD WHERE NEW AND USED RAILROAD TIES WITH ASSOCIATED METAL FASTENERS AND/OR RAILS ARE DELIVERED TO THE SITE, SORTED, BUNDLED AND SHIPPED OFF SITE AS SOLD.	REQUIRED	EXISTING (45.1 & 45.2)	PROPOSED (45.1 & 45.2)
MIN. LOT AREA (TOTAL AREA)	40,000 S.F.	388,991 S.F. ±	388,991 S.F. ±
MIN. LOT WIDTH	150 FT.	1,115 FT ±	1,115 FT ±
REQUIRED FRONT YARD	50 FT.	>50 FT.	>50 FT.
REQUIRED REAR YARD	20 FT.	>20 FT.	>20 FT.
REQUIRED SIDE YARD / BOTH YARDS	15 FT./40 FT.	>15/40 FT.	>15/40 FT.
MAX. BUILDING HEIGHT	12" PER FT. TO NEAREST LOT LINE = 91'-0"	< 91.0 FT.	< 91.0 FT.
REQUIRED STREET FRONTAGE	N/A	N/A	N/A
MAX. FLOOR AREA RATIO	0.6	32,010 (ALL BLDG S.F.) / 388,991	32,010 (ALL BLDG S.F.) / 388,991